

MINUTES

PROPERTY AND RIGHT-OF-WAY COMMITTEE (SPECIAL MEETING) THURSDAY, AUGUST 24, 2006, 11:00 A.M. CITY HALL 8TH FLOOR – COMMISSION CONFERENCE ROOM

Members Present:

Peter R. Partington, City Engineer
Tony Irvine, City Surveyor
Bob Dunckel, Assistant City Attorney III
James Cromar, Planner III
Carol Ingold Mordas, Parks Supervisor
Tom Terrell, Public Works Maintenance Manager
Mark Darmanin, Utilities Distribution and Collections Manager, (substituting for Julie Leonard)
Catherine McCaffrey, Community Inspections Manager

Staff Present:

Victor Volpi, Senior Real Estate Officer
Earl Prizlee, Project Engineer
Frank Snedaker, Chief Architect
Jolie Reed, Administrative Assistant I
Eileen Furedi, Clerk II
Diana Alarcon, Assistant Parking Services Manager
Ronald Hicks, Economic Development Director
Patricia Bonillia, Construction Manager

Guests Present:

Raul Diaz
Douette Pryce

Peter Partington called the meeting at 11:11 a.m. and stated this was a continuation from the last Property and Right-of-Way Committee (August 17, 2006).

ITEM ONE: STAGING AREA

Address or General Location: 2800 E Las Olas Boulevard

Victor Volpi introduced item stating that Ordinance N. C-02-13 requires the Property and Right-of-Way Committee to review all staging permits. Earl Prizlee would like your positive recommendation to create a staging area on City owned property, at 2800 East Las Olas Boulevard. He said this land is currently under litigation with the Palazzo (developers of mixed use...retail/residential). Victor Volpi said Earl Prizlee has met all the criteria set forth in the ordinance and would like to continue his presentation at this time.

Peter Partington asked about the letter from the Venetian Condominium residents. Earl Prizlee said the residents requested the area be expanded, sod to be installed after the contractor left,

replacement of curb and sidewalks entering the condominium, and milling and repaving in front of the condominium. Earl Prizlee said the milling and repaving was included in the project, the sidewalks would be addressed, the site was a CRA property and he might be able to have the sod installed over the topsoil through the CRA Board and expand the contractor's area. Earl Prizlee pointed out that the trees would not be inside the fenced area.

Peter Partington asked how long the proposed site would be needed. Earl Prizlee said approximately five (5) months (September, 2006 – January, 2007). Tony Irvine asked what the legal description of the property was. Earl Prizlee said it was on the application, which came from Broward County Property Appraisers (BCPA) website. Tony Irvine said the BCPA site did not reflect the accurate description. Tony Irvine said the accurate description was lots 2 and 4 including "the submerged lands." Earl Prizlee said he would make all the necessary corrections. Bob Dunckel asked about subsection (b), which calls for a sketch of the proposed site signage. Earl Prizlee directed Bob Dunckel to look at the sign that was included in the application package. Bob Dunckel said he did not realize that was the sign, and was satisfied that the requirement was complete.

James Cromar said the Administrative Review Team would review the proposal.

Discussion followed as to the applicant meeting the criteria in Ordinance No. C-02-13, Page 2, Subsection (a), Development Permits and Procedures - include the following: a description and sketch dimensioned to scale of the subject property... (See Subsection a).

James Cromar said the Administrative Review Team would want to see PROW minutes.

MOTION BY BOB DUNCKEL TO APPROVE THE STAGING AREA AS REQUESTED. SECONDED BY TOM TERRELL.

MOTION PASSED UNANIMOUSLY.

ITEM TWO: VACATION OF PORTION OF CITY ALLEY AND RIGHT-OF-WAY

Address or General Location: 3200 NE 32 Street

Victor Volpi introduced item stating that Frank Snedaker would like your positive recommendation to vacate a portion of NE 32 Avenue, NE 32 Street, and the alley just south of NE 32 Street. Victor Volpi introduced Frank Snedaker.

Peter Partington said the meeting was a continuation from the last PROW meeting of August 17, 2006. Frank Snedaker said the request has been modified to include the western portion of the alleyway, and the east 10-feet of 32 Avenue. Peter Partington asked if that would work for the Fire Department. Frank Snedaker said the Fire Department has seen the revised plan, he has not received any negative feedback, they would like bigger bays, but the building cannot be made any larger without going into the right-of-way or the alley.

Discussion followed as to vacating the east 10-feet of 32 Avenue, the need for additional parking for the fire fighters, parking calculations being figured based on the proposed new parking amendment (2 per bay), review by the Planning Board and the City Commission, the concerns about sidewalk/pedestrian environment, street trees, and the surveying of the site was being held up due to the uncertainties on 32 Avenue.

Peter Partington suggested proceeding with the survey, while holding off on the description until the issues were finalized, and asking Albert Carbon, Public Works Director for direction after the PROW meeting.

Diana Alarcon said the Parking Division would like to see some parking put back that was taken away, as there are parking issues in the immediate area. Diana Alarcon pointed out that the Engineering Division recently requested meters to be removed on 32 Street due to construction.

Discussion followed as to at least 23 parking spaces being removed as a result of the proposed plan, 13 in the lot, six (6) in the alleyway, and another four (4) on the frontal street of Oakland Park Boulevard.

Tony Irvine asked about additional parking in the right-of-way without vacating. Frank Snedaker said that would affect the sidewalk. Tom Terrell said he could not see how the request for the vacated pieces would affect the parking. Diana Alarcon said by vacating the right-of-way along 32 Avenue, the ability for on street parking would be lost.

Discussion followed as to how much pavement would be left between 32 Street and the Oakland Park Boulevard access road if the curb and gutter were moved, and having the access easement run through the parking lot for the fire station.

Peter Partington said he believed there should be a sidewalk on the north side of the frontage road. Peter Partington asked if there were utilities in the alley. Mark Darmanin said there is a manhole and a couple of valve boxes, but that should not create a problem.

Peter Partington summed up the discussion stating that the Committee is being asked to make a recommendation on the vacation of the alley, the vacation of 10-feet of 32 Avenue and the creation of a new access easement or right-of-way. James Cromar suggested voting on each request separately, as he would not support the vacation of the 10-feet on the west side of 32 Avenue. James Cromar said he was concerned about adequate sidewalk and shade trees.

MOTION BY BOB DUNCKEL TO APPROVE THE PROPOSED ACCESS EASEMENT. SECONDED BY TOM TERRELL.

MOTION PASSED UNANIMOUSLY.

MOTION BY BOB DUNCKEL TO APPROVE THE VACATION OF THE ALLEY. SECONDED BY TOM TERRELL.

MOTION PASSED UNANIMOUSLY.

MOTION BY BOB DUNCKEL TO APPROVE THE PROPOSED VACATION OF THE EAST 10-FEET OF NE 32 AVENUE, SUBJECT TO THE RETENTION OF A UTILITY EASEMENT. SECONDED BY TOM TERRELL.

Yeas: PETER PARTINGTON, TONY IRVINE, MARK DARMANIN, CATHERINE MCCAFFREY, CAROL INGOLD MORDAS, TOM TERRELL

Nays: BOB DUNCKEL, JAMES CROMAR

MOTION PASSED.

Meeting adjourned at 11:45 p. m.